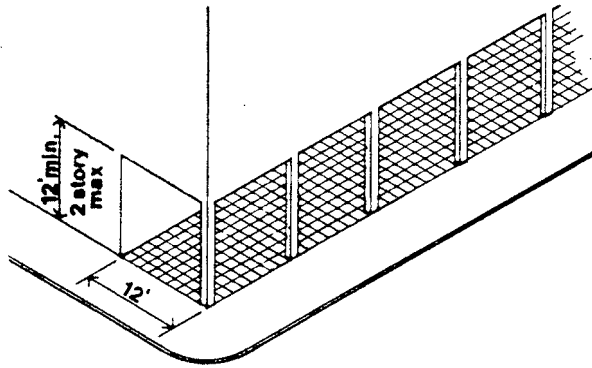


# Glossary

## GLOSSARY OF TERMS USED IN THIS PLAN

UNLESS OTHERWISE NOTED, DEFINITIONS ARE FROM THE ROCKVILLE PLANNING AND ZONING ORDINANCE

**ARCADE:** A continuous covered area adjacent to and at the same elevation as the adjacent public pedestrian area. It is accessible to the public at all times; has a minimum continuous width, unobstructed except for building columns of 12 feet; and has a minimum continuous height of 12 feet but no more than 2 stories.



ARCADE

**BULK:** A term used to describe the size (including height and floor area) of buildings.<sup>1</sup>

**BUILD-TO-LINE:** A line, as specified in the Zone Development Standards, with which the building face, or specified percentage thereof, is to be coincident.

**BUILDING:** A structure having one or more stories and a roof designed primarily for the shelter, support or enclosure of persons, animals, or property of any kind.

**BUILDING HEIGHT:** Unless otherwise specified, the vertical distance measured from the level of approved street grade opposite the middle of the front of building to the highest point of roof surface of a flat roof; to the deck line of a mansard roof; and to the mean height level between eaves and ridge of a gable, hip or gambrel roof; except that, if a building is located on a terrace, the height above the street grade may be increased by the height of the terrace. In the case of a building set back from the street line thirty-five (35) feet or more, the building height is measured from the average elevation of finished ground

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<sup>1</sup> City of New York, Zoning Handbook, June 1976.

surface along the front of the building. On a corner lot exceeding twenty thousand (20,000) square feet in area, the height of the building may be measured from either adjoining curb grade. For lots extending through from street to street, the height may be measured from either curb grade, provided that the maximum height permitted on the upper street may extend back from such street to a distance of one hundred fifty (150) feet from the lower street at which point the maximum height shall be measured from the lower street.

**BUILDING LINE:** A line beyond which the foundation wall of any enclosed porch, vestibule or other enclosed portion of a building shall not project, except for accessory uses.

**CANOPY:** A marquee, porte-cochere or other unenclosed covering structure projecting from and attached to a building, with or without supporting members, protecting pedestrians and vehicles outside of an entrance doorway from inclement weather.

**CIP:** The Capital Improvements Program is a multi-year scheduling of public physical improvements. The scheduling is based on studies of fiscal resources available and the choice of specific improvements to be constructed for a period of five years into the future.<sup>2</sup>

**COURT:** An open, unoccupied space, other than a yard, on the same lot with a building or group of buildings which is bounded on two or more sides by such building or buildings and every part of which is clear and unobstructed from its lowest point to the sky.

**DEVELOPMENT:** Any activity, other than normal agricultural activity, which materially affects the existing condition or use of any land or structure.

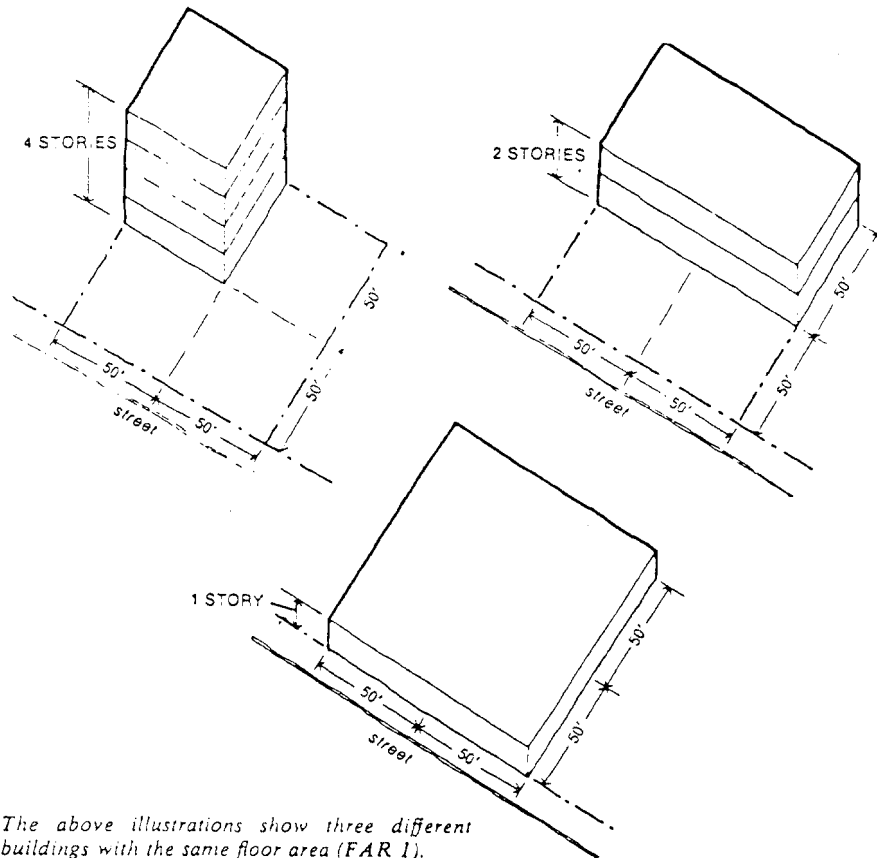
**DWELLING UNIT:** A building or portion thereof arranged or designed for permanent occupancy by not more than one (1) family for living purposes and having cooking facilities.

**EASEMENT:** A grant or reservation by the owner of land for the use of all or a portion of such property by others, including the public, for a specific purpose.

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<sup>2</sup> Frank So, The Practice of Local Government Planning. (Washington, DC: The International City Management Association, 1979), p. 130.

**FLOOR AREA RATIO:** The ratio of the gross floor area of all buildings on a lot, excluding the gross floor area of that portion of any building devoted to off-street parking, to the net lot area.



#### **FLOOR AREA RATIO**

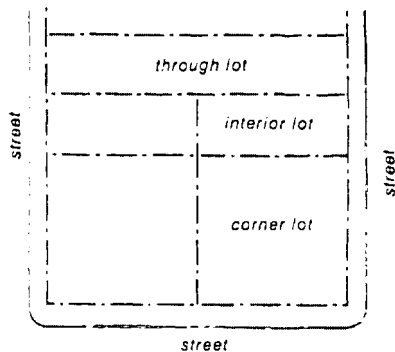
**FRONTAGE:** The length of the front property line of the lot, lots or tract of land abutting a public street, road or highway.

**GOAL:** A goal is an abstract, long-range policy guide. If you think of a plan as a road map, the goal is ultimate destination. (See Objective, Supporting Policy and Strategy.)

**GROSS FLOOR AREA OF BUILDING:** The total number of square feet of floor area in a building, excluding cellars, uncovered steps and uncovered porches; but including the total floor area of accessory buildings, except garages, on the same lot and habitable basement area. All horizontal measurements shall be made between exterior faces of walls.

**LANDSCAPING:** Some combination of grass, trees, hedges, shrubs, vines, ground covers or flowers planted and maintained to enhance the appearance of a development including, but not limited to, walks, fountains, reflecting pools, art works, screens, walls, fences and benches.

**LOT:** A parcel of land occupied or to be occupied by a building and its accessory buildings or by group dwellings and their accessory buildings, together with such open spaces as are required under the provisions of this chapter, having at least the minimum areas required by this chapter for a lot in the zone in which such lot is situated and having its principal frontage on a public street.



**LOT, RECORD:** The land designated as a separate and distinct parcel of land on a legally recorded subdivision plat filed among the Land Records of Montgomery County, but does not include land identified on any such plat as an outlot.

**LOT AREA, NET:** The horizontal area included within the rear, side and front lot or proposed street lines of the lot, excluding any street or highway, whether dedicated or not dedicated to public use, but including off-street automobile parking areas and other accessory uses. **NOTE: WITHIN THE ROCKVILLE PIKE CORRIDOR, LAND DEDICATED FOR ROADS AND ACCESSWAYS MAY BE USED FOR FAR CALCULATIONS.**

**LOT LINE, FRONT:** The street line running along the front of the lot and separating it from the street. In a through lot, both lines abutting the street shall be deemed to be "front lot lines."

**LOT LINE, REAR:** The lot line or lines generally opposite or parallel to the front lot line except in a through lot. If the rear lot line is less than ten (10) feet long or the lot comes to a point at the rear, said rear lot line is assumed to be a line not less than ten (10) feet long, lying wholly within the lot, parallel to the front lot line, or in the case of a curved front lot line, parallel to the chord of the arc of said front lot line.

**LOT LINE, SIDE:** Any lot line other than a front lot line or a rear lot line. A side lot line separating the lot from a street is a "side street line."

**MIXED-USE DEVELOPMENT:** A development containing any combination of office, commercial, and multi-family residential uses integrated vertically or horizontally. The uses shall be provided separate vertical circulation corridors if located in the same building.

**NON-CONFORMING OR NON-CONFORMITY:** A legal non-conforming use is any use legal at its inception (whether of a building or tract of land) which no longer conforms to any one or more of the present use regulations of the district.<sup>1</sup>

**NEIGHBORHOOD PLAN:** This is a Master Plan developed for a sector of the City. It attempts to identify issues that confront an area on a day-to-day basis. It affords the opportunity for the affected community to focus attention on the forces that exert pressure for change and to formulate a response for consideration by the governing body.<sup>2</sup>

**OBJECTIVE:** An objective provides the direction to achieve a goal and provides criteria by which progress towards the goal can be considered. If you think of the plan as a road map, an objective is a major landmark. (See Goal, Supporting Policy and Strategy.)<sup>2</sup>

**PERCENTAGE OF LOT COVERAGE:** The percentage of "lot area" which may be covered by buildings, including covered porches and accessory buildings.

**PLAN:** The policies, statements, goals, and interrelated plans for private and public land use, transportation, and community facilities documented in texts and maps which constitute the guide for the City's future development. For the purposes of this definition, the word "**Plan**" shall include general plan, master plan, comprehensive plan, community plan and the like as adopted in accordance with the applicable provisions of Article 66B of the Annotated Code of Maryland as now constituted, and as it may hereafter be amended from time to time.<sup>2</sup>

**PLANNING:** Policy guidance which promotes and facilitates the orderly development and redevelopment of a city.<sup>2</sup>

**ROAD, CLASSIFICATION:** The classification of any road shall be as set forth in the transportation element of the Plan.

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<sup>1</sup> City of New York, Zoning Handbook, June 1976.

<sup>2</sup> West End Plan

**SETBACK:** The minimum perpendicular distance required between a lot line and any building or structure constructed or which may be constructed thereon.

**SETBACK AREA:** The area between the lines of any lot and the area of such lot upon which a building may be constructed consistent with the setback requirements of the zone in which such lot is located.

**SIGN:** Any structure, part thereof, or device attached thereto or painted or represented thereon or any material or thing, illuminated or otherwise, which displays or includes any numeral, letter, words, model, banner, pennant, emblem, insignia, device, trademark or other representation used as, or in the nature of, an announcement, advertisement, direction, or designation of any person, firm, group, organization, place, commodity, product, service, business, profession, enterprise, or industry which is located upon any land, or any building, in or upon a window, or indoors in such a manner as to attract attention from outside the building. The flag, emblem, insignia, poster or other display of a nation, state, or political subdivision shall not be included within the meaning of this definition.

**SIGN, ADVERTISING:** A building sign which includes any copy and/or graphics relating to any service, product, person, business, place, activity or organization in addition to simple identification, excluding directional information.

**SPECIAL EXCEPTION:** A grant of a specific use that would not be appropriate generally or without restriction and is based on a finding that certain conditions governing special exceptions exist and that the use conforms to the Plan and is compatible with the existing neighborhood.

**STANDARD TRAFFIC METHODOLOGY:** A set of guidelines for the development and review of traffic impact studies required for development applications. A traffic impact study is generally required when the proposed use will generate more than 100 vehicle trips during a given hour.<sup>2</sup>

**STRATEGY:** A strategy is a short-term specific task needed to implement a supporting policy. If you think of the plan as a road map, then strategies are the directions you follow to find the major roadway (supporting policy) to reach an important landmark (objective) or your way to your ultimate destination (goal). (See Goal, Objective and Supporting Policy.)<sup>2</sup>

**STORY:** That portion of a building, included between the surface of any floor and the surface of the floor next above it or, if there be no floor above it, the space between such floor and the ceiling next above it. A basement shall be counted as a story if its ceiling is over five (5) feet above the level from which the height of the building is measured or if it is used for dwelling purposes by other

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<sup>2</sup> West End Plan

than a janitor or domestic servants employed in the same building including the family of the same. A mezzanine floor shall be counted as a story if it covers over one-third (1/3) of the area of the floor next below it or if the vertical distance between the floor next below it and the floor next above it is twenty (20) feet or more.

**STORY, HALF:** A story under a gable, hip or gambrel roof, the wall plates of which on it least two (2) opposite exterior walls are not more than two (2) feet above the floor of such story.

**STREET:** A public dedicated way which affords the principal means of access to abutting property including street, avenue, place, drive, boulevard, highway, road, pike, cul-de-sac, court, and any other public way except an alley or driveway.

**STREET, CENTER LINE OF:** A line established as a center line of a street by any state, county, or other official agency or governing body having jurisdiction thereof and shown as such on an officially adopted or legally recorded map or if there be no official center line of a street, the center line shall be a line lying midway between the street or right of way lines thereof. When the street lines are indeterminate and pavement or a well-defined traveled way exists, the center line shall be assumed to be a line midway between the edges of such pavement or traveled way.

#### **STREET CLASSIFICATIONS:**

<u>Street Class</u>	<u>Rockville Class</u>	<u>Vehicles Per Day</u>
Freeway	Limited Access	50,000 - 200,000
Major Arterial	Major, some arterials	20,000 - 60,000
Minor Arterial	Some arterials, primary industrials, business	10,000 - 25,000
Major Collector	Some primary residential primary industrial business district	4,000 - 12,000
Minor Collector	Most primary residential, some primary and secondary industrial, business district	1,500 - 5,000
Access	Secondary residential. some secondary industrial	300 - 2,000
Minor access	Secondary residential	up to 500



**STREET WIDTH:** The horizontal distance between the side lines of a street at right angles to the side lines.

**STRUCTURE:** A combination of materials forming a construction (building) for occupancy or other purposes which requires permanent location or on the ground or attached to something having permanent location on the ground.

**SUPPORTING POLICY:** A supporting policy defines the means and method of achieving the objectives. If you think of planning as a road map, a supporting policy is the road leading to a landmark or milestone (objective). (See Goal, Objective and Strategy.)

**TOWNHOUSE:** One of a group of two or more attached dwelling units divided from each other by party walls and each having separate front and rear or front and side entrances from the outside.<sup>3</sup>

**USE:** The principal purpose for which a lot or portion thereof or the building(s) or structure(s) thereon or part thereof is designed, arranged, or intended and for which it is or may be used, occupied or maintained.

**USE, NONCONFORMING:** The use of a building, structure or land lawfully existing immediately prior to the effective date of this Chapter or any applicable amendment thereof, but which does not conform to the use restrictions contained in Division 2 of Article 3 hereof, as now constituted or as it may hereafter be amended from time to time.

**USE PERMIT:** A certification issued by the Planning Commission or the Director of Planning that a use or development complies with the zoning Ordinance and other applicable land use or development regulations and policies. A valid use permit is required for issuance of a building permit in certain zones.<sup>2</sup>

**VARIANCE:** A modification only of density, bulk or area requirements in the Zoning Ordinance where such modification will not be contrary to the public interest and where owing to conditions peculiar to the property, and not the result of any action taken by the applicant, a literal enforcement of the Ordinance would result in unnecessary hardship.

**ZONING:** A police power enacted by local governments according to state legislation. Zoning regulations establish, in advance of application for development, groups of permitted uses that vary from district to district. They also

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<sup>3</sup> Zoning Ordinance of the Maryland-Washington Regional District in Montgomery County, October 1986, p. 35

<sup>2</sup> West End Plan

control the placement, height, bulk, and coverage of structures within each of the districts into which the jurisdiction is divided by the zoning map, which is a part of the zoning ordinance.

**ZONE:** An area within which certain uses of land and buildings are permitted and certain others are permitted only by special exception or are prohibited; yards and other open spaces are required; lot areas, building height limits, and other requirements are established; all of the foregoing being identical for the zone in which they apply.